

Development Services Department NEWSLETTER—Volume 2, Issue 2



"Development Services...guiding today, shaping tomorrow."

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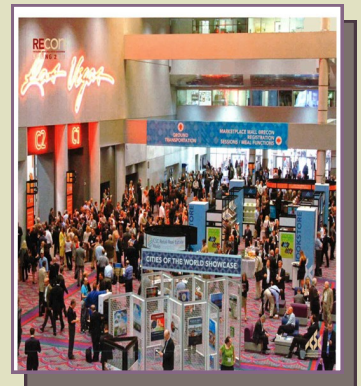
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A YEAR IN REVIEW..

The Development Services Department has emphasized the importance of having good communication between City workers and the citizens of Johnson City, TN. Therefore, we are excited to update everyone on the most recent activity that has taken place within the past few months. Angie Carrier, Development Services Director, teamed up with Mitch Miller, the CEO of the Washington County Economic Development Council to bring quality and appealing development to the City of Johnson City. You might ask, how can we gain educational opportunities, meet

with companies within the shopping center industries, and last but not least, network with developers nationwide? We found it all in one place, by attending the International Council of Shopping Centers Convention hosted in Las Vegas, Nevada from May 19th through the 22nd of 2013. Ms. Carrier set out to Vegas to better advocate the inter-

est of a shopping center industry locally in Johnson City. "We really wanted to come back with a gained interest in Johnson City development and truly put Johnson City, Tennessee on the map!"



"All growth depends upon activity. There is no development physically or intellectually without effort, and effort means work."

-Calvin Coolidge

Planning/ GIS

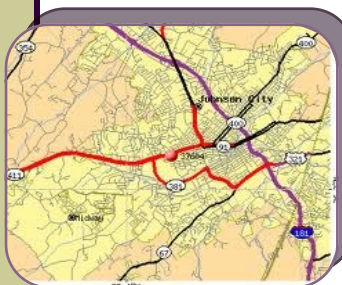
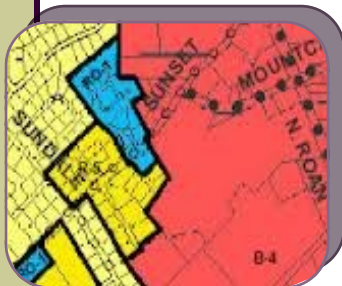
We are proud to inform everyone that Washington County has earned a GOLD rating in the Tennessee Valley Authority's new "Valley Sustainable Communities" program, and the designation should help the community better compete for jobs and investment. Johnson City has become one of the most widely recognized cities to go "green" along with having the first curbside recycling program in the state! Johnson City's growth expectations are

only anticipated to go higher from here. We want to provide developers an incentive to increase density with larger green space and the possibility of having more LEED-Certified spaces throughout the city!

Click on the link below to learn more in a video featuring TVA's Millie Callaway and the Johnson City's Development Services Director Angie Carrier.

<http://www.youtube.com/watch?v=xf9qI ZNMijY>





Planning/GIS

The City recently announced its new online mapping application! Citizens now have remote access to comprehensive property data and information through a new Geographic Information Systems (GIS) web application. The app, found at www.johnsoncitytn.org/MapApp, allows users to search maps and specific properties by owner name, address, or parcel ID. From there, map layers can be applied to find information ranging from school zones to assessed value voting precincts. "We often receive calls from

citizens requesting this type of information, or they have to come all the way to City Hall to purchase map print-outs," said Angie Carrier, Director of Development Services Department. "This GIS web application should save our taxpayers time and money by allowing them to search for data and print selected maps at their leisure." A collaborative effort of the City of Johnson City and the Washington County Assessor's Office the app includes data for all of Johnson City and Washington County. Users

can choose from a variety of base maps including aerial, streets and topographical. Some examples of detailed map layers include hospitals, parks, lakes and streams, interstate exits, zoning designations, and much more. "Whether you are a developer or looking to buy a home or business here or are already a property owner who is interested in learning more about your area, this app is an extremely useful tool," Carrier said.

**"Conservation
is a state of
harmony
between man
and land."**

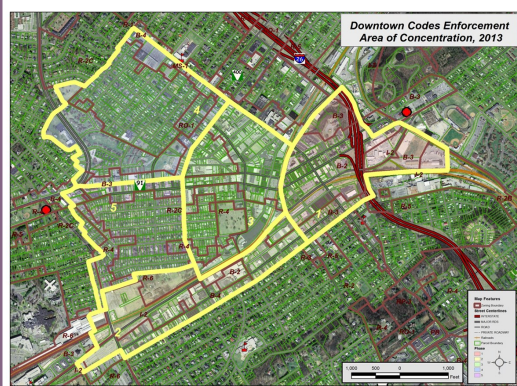
- Aldo Leopold



Codes

The Codes division is eager to report that we are on track with our goal to move forward with Phase 3 of our Downtown Development Codes Enforcement Project by November 2013. Phase I began in early January of 2013 when we sent out letters to property owners to notify them about codes assessments that would be taking place in the near future along with measures that would be

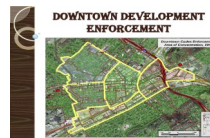
taken to ensure an easy experience for both the city and its residents. Phase II took place around the month of June and was completed by July 1, which consisted of a thorough sweep of part of our downtown area for anything that may be detrimental to the safety of our citizens.



All major and minor safety hazards with each phase of review are cited and reported to the owners of the buildings. The next step is confirming a Plan of Action with each cited owner to determine a specific time frame in order to fix and take any safety precautions needed. By January of 2014, we plan to have the majority, if not all of the safety hazards fixed. Once all of the safety concerns have been taken care of, then the city can move forward with fixing the cosmetic side of things. We want to have a clean and nice City, but we wanted to start with taking care of safety

measures first. The Development Service Department believes that this Downtown Codes Enforcement will result in long-term growth throughout the City of Johnson City. The more attractive our downtown is, the more developers will seek interest in wanting to preserve or even develop new buildings to further growth. Phase V of the Downtown Codes Enforcement is set to end on July 31, 2014. We want to thank each and every person that has helped with this project, we look forward to the outcome of the hard work and time that has been put into this.

A PowerPoint has been prepared to help show the progress that has been made up until the past month. Please feel free to double click on the icon below to view the slideshow. If you have any further questions, concerns, or comments please feel free to contact the Building and Codes Division at (423) 434-6047.



CLICK ME

Community Development Office to Continue Neighborhood Redevelopment Plan Updates

The City's Community Development office will continue updates of residential property conditions in target neighborhoods over the next few months. Future goals are to update information in the original neighborhood redevelopment plans for the Woodland and Historic East Avenues Neighborhoods by March of 2014. Plans have already been updated in the Southside, West Davis Park, Carnegie, and

Mountain Home neighborhoods this past summer. Meetings have been set up in order to speak with neighborhood organizations to better help and prioritize problem properties for redevelopment over the next year to eighteen months through rehabilitation, reconstruction or effecting new housing construction on open lots. For more information on this initiative, please contact Steve Baldwin, Community

Development Coordinator, at (423)434-6291 or at sbaldwin@johnsoncitytn.org



City Sees Three New Affordable Housing Developments Open for Occupancy

This Summer has seen a flurry of activity for several affordable housing developments throughout the city. The first phase of The Village, a 24-unit Senior Apartment Development located at King Springs Road, is being developed by Eastern Eight Community Development Corporation. Eastern Eight proudly opening their first four-unit building for lease in late June of 2013. Also, five additional four-unit buildings are currently under construction

and will set to be open for occupancy over the next three months. The entire development project should be both opened and fully leased by the end of year. In addition, Eastern Eight Community Development Corporation has completed the construction of two duplex units located along East Main Street and East Market Street and is presently available for leasing. These particular units feature both two and three bedroom apartments and

have been made available to low-income households and are considered Section 8 eligible properties. For more information on these newly built units, please feel free to contact Robin Carter at Eastern 8 Community Development Corporation at (423) 232-6097.

***"All that is
valuable in
human society
depends upon
the opportunity
for development
accorded the
individual."
- Albert Einstein***

Recognition of New Employees to Development Services!

We would like to take a moment to introduce two new employees to the Development Services Department. We welcome you Laura Edmonds and Hedy Bartley! Laura Edmonds was formerly employed in the Athletics Department in our City's Parks and Recreation. Laura accepted the full-time position as Administrative Coordinator in Development Services in May of 2013. She has been working with the City for a little over a year now.



Mrs. Hedy Bartley is a new face to the City of Johnson City! She accepted a part-time position as Secretary within the Codes Division in August of 2013. We look forward to working with these two wonderful ladies and are proud to welcome them to our team!

DEVELOPMENT SERVICES

601 East Main Street
P.O. Box 2150
Johnson City, TN 37605

Phone: 423-434-6074
Fax: 423-461-1641

E-mail:
Ledmonds@johnsoncitytn.org



BBC—Board of Building Codes, 1st Tuesday @ 4:00 p.m., only as needed

BDSR—Board of Dwelling Standards, 4th Thursday @ 7 p.m., no meetings in Nov. and Dec.

BZA—Board of Zoning Appeals, 2nd Tuesday @ 9:00 a.m.

HZC—Historic Zoning Commission, 4th Tuesday @ 12:30 p.m.

H/CD—Housing & Community Development Citizens Advisory Board, 4th Thursday @ 12 p.m., no meetings in June or Dec.

JCNPSC—Johnson City Neighborhood Partnerships Steering Committee, 4th Tuesday @ 11:30 a.m.

JCRPC—Johnson City Regional Planning Commission, 2nd Tuesday @ 6:00 p.m.

Coming Soon in 2014!

Metropolitan Transportation Planning Organization (MTPO)

When people think of the Johnson City Metropolitan Transportation Planning Organization (MTPO) images of “plans,” road projects or traffic signals often come to mind. However, the Johnson City MTPO also helps coordinate various types of Transportation projects that play an important role in our region. One of those is resurfacing (paving) projects. A recent example of this is the resurfacing of SR 354 (Boones Creek Road) from I-26 to US 11E in Jonesborough. A few years ago, the Tennessee Department of Transportation (TDOT) started looking at resurfacing projects as an opportunity to improve safety and accommodate bicycles where possible. While this may seem like a simple process, a lot of coordination goes on before a resurfacing project begins. When State Route 354 was being considered for resurfacing, Ms. Jessica Wilson, TDOT Bicycle and Pedestrian Coordinator became involved. She has the responsibility to review these projects for bicycle use and to coordinate with local agencies. “One of the first steps in the process is to coordinate with local jurisdictions and this is where the Johnson City MTPO provided valuable assistance. People may not think about it, but this section of SR 354 goes through Johnson City, Washington County, and Jonesborough. As you can imagine, communication with local jurisdictions is critical to ensure a successful project. Since the MTPO already works closely with jurisdictions and TDOT, it ended up being a natural fit to involve them.” As part of this effort with TDOT, the Johnson City MTPO contacted these jurisdictions to identify any issues with adding bicycle lanes along state route 354. Several items were considered, including the type of traffic, existing right-of-way, and the width of the road. Through this process, everyone agreed bicycle lanes on this section of the road would enhance our transportation system. The most noticeable difference for motorists is the addition of the black and white “BIKE LANE” signs posted along the route. These signs let cyclists know there is a designated lane for them, while informing motorists to expect cyclist along this route. While this is not on the same scale as major construction projects, it is an example of how the MTPO works with TDOT and local jurisdictions to improve our transportation system for everyone.



Announcements & Upcoming Events

- At the July 9, 2013 Planning Commission Meeting, City Commissioner Jenny Brock and Jamie Povlich were appointed to the Johnson City Regional Planning Commission Board.
- At the August 1, 2013, City Commission Meeting, **Ordinance 4497-13 was passed at third reading to provide provisions for parking vehicles, non-motorized equipment, and the storage of property on city streets.**

* Double-click for an updated copy. ---▶



Sign up for our Newsletter

...or tell us what you think! Comments, Concerns, Questions...

The Development Service Department and the Johnson City Regional Planning Commission wishes to commend Mr. Robert Thomas for his six years of outstanding service to the citizens of Johnson City with dignity, honesty, and commitment! Mr. Thomas has contributed additional time and leadership through attendance of various public meetings, workshops, and by serving on the Design Overlay and Commercial Zoning subcommittees.



- 2012 International Building Codes** have been adopted! They will go into effect as of January 1, 2014. The Codes Division wants to ensure that there will be an easy transition for contractors and builders at the beginning of the year. New construction will comply with the new building codes; however, existing or partially-finished projects will be allowed to finish under present building codes.



The Development Services Newsletter is a quarterly publication by the department.
Editor: Laura E. Edmonds